



THE CITY OF SAN DIEGO

REPORT TO THE HEARING OFFICER

HEARING DATE: April 24, 2013 REPORT NO. HO 13-035

ATTENTION: HEARING OFFICER

SUBJECT: CADENA RESIDENCE; PROJECT NO. 296187
PROCESS 3

LOCATION: 3610 Bayside Walk

OWNER/
APPLICANT: Raul Cadena and Kristen L. Churchill

SUMMARY

Requested Action: Should the Hearing Officer approve the demolition of an existing single-family dwelling unit and construction of a new three story, 2,762 square-foot single-family dwelling unit, a 399 square-foot garage, and accessory improvements on a 0.06-acre site located at 3610 Bayside Walk in the Mission Beach Precise Plan and Local Coastal Program Area?

Staff Recommendation: **APPROVE** Coastal Development Permit No. 1037918.

Community Planning Group Recommendation: On March 19, 2013, revised plans were presented to the Mission Beach Precise Planning Board voted 11-0-0 to recommend approval of the project (Attachment 10).

Environmental Review: This project is exempt from environmental review pursuant to Article 19, Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures), of the California Environmental Quality Act (CEQA). The project proposes the demolition of an existing single-family dwelling unit and subsequent construction of a replacement single-family dwelling unit. The environmental exemption determination for this project was made on March 8, 2013, and the opportunity to appeal that determination ended March 29, 2013 (Attachment 11).

BACKGROUND

The project site is located at 3610 Bayside Walk (Attachment 1), east of Mission Boulevard and north of San Juan Place (Attachment 2). The property is in the R-S Zone in the Mission Beach Planned District (Attachment 3) within the Mission Beach Precise Plan and Local Coastal Program Area (Attachment 4), Coastal Overlay Zone (Appealable Area), Coastal Height

Limitation Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The zoning designation allows for one residential dwelling unit per 1,200 square feet of lot area and the Mission Beach Precise Plan (MBPP) designates the proposed project site for residential land use at a maximum 36 dwelling units per acre (DU/AC). The project site, occupying 0.06-acres, could accommodate two dwelling units based on the underlying zone, and two dwelling units based on the community plan.

The project site is a rectangular shaped lot with frontage along Bayside Walk with vehicular access from Bayside Lane. The parcel has been previously graded and developed with a single-family dwelling unit, which was constructed in 1931. A historical assessment was performed and City staff determined that the property and associated structure would not be considered historically or architecturally significant under the State of California Environmental Quality Act (CEQA) in terms of architectural style, appearance, design, or construction associated with important persons or events in history.

DISCUSSION

Project Description:

The project proposes the demolition of the single-family dwelling unit and construction of a three-story, 2,762 square-foot single-family dwelling unit with a 399 square-foot attached garage and accessory improvements. The project site is located approximately 238-feet from the Pacific Ocean and 98-feet from the shoreline of Mission Bay. The property is located between the bay and Bayside Lane, which is identified as the first public roadway paralleling the bay. The project proposes a maximum building height of 28-feet 11-inches; therefore, the building and any projections will not exceed the maximum 30 foot height limit allowed by the Coastal Height Limitation Overlay Zone. The project proposes no deviations or variances from the applicable regulations and policy documents, and is consistent with the recommended land use, design guidelines, and development standards in effect for this site.

Development of the proposed project requires the approval of a Process 3 Coastal Development Permit (CDP) for the demolition of an existing single-family dwelling unit and construction of a single-family dwelling unit within the Coastal Overlay Zone. As a component of the proposed project, the building will utilize renewable energy technology, self-generating at least 50-percent or more of the projected total energy consumption on site through photovoltaic technology (solar panels). Because the project utilizes renewable technologies and qualifies as a Sustainable Building, the land use approvals have been processed through the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program.

Community Plan Analysis:

The project site is located at 3610 Bayside Walk, east of Mission Boulevard and north of San Juan Place. The MBPP designates the proposed project site for residential land use at a maximum 36 DU/AC. The project proposes one dwelling unit on a 2,782 square-foot lot for a density of 15.66 DU/AC; therefore, the project is consistent with the designated use and density in the community plan. The MBPP contains goals and policies for design and development,

including criteria for yards and setbacks, height, FAR and density. These design criteria have been incorporated in the Mission Beach Planned District Ordinance (MBPDO) regulations that govern the site.

The property is located between the bay and Bayside Lane, which is identified as the first public roadway paralleling the bay. Bayside Walk at this location is not designated as a physical accessway. Although no specific views are identified through the project site in the MBPP, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. In addition, Land Development Code (LDC) Section 132.0403(b) requires the preservation of a visual corridor of not less than the side yard setbacks or more than 10-feet in width, and running the full depth of the premises whenever there is a potential view to the water.

Views to Mission Bay looking east from Bayside Lane and through the property are currently obstructed by existing landscape, fences and structures, and will be removed with the demolition of the existing single-family dwelling unit. The project proposes a 3-foot fence and gates along Bayside Walk and along the north and south side setbacks. To preserve the views, a 3-foot wide coastal view corridor easement along the north property line and a 5-foot wide coastal view corridor easement along the south property line, running the full length of the property from east to west, has been shown on the plans and made a condition of the permit. The coastal view corridor easements would be required to be recorded prior to the issuance of any construction permit.

With the coastal view corridor easements, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development would not affect any physical accessway and/or public views to the Pacific Ocean and Mission Bay or other scenic coastal areas as specified in the Local Coastal Program.

Community Group:

On November 20, 2012, the Mission Beach Precise Planning Board voted 8-0-0 to deny the project (Attachment 9) for the following reason: 1) The open tandem parking space must be 8 ½-foot wide LDC Section 1513.0403(b)(4)(A). 2) The roof eave on the third floor (and garage) cannot encroach into interior side yards more than 6 inches. Exact measurements of eaves were not noted on the plans. 3) The railings have a curved portion that encroaches in the front yard and side yard setbacks. 4) No landscape plans were submitted. The group discussed 50-percent softscape and 50-percent hardscape, and a Tree within 4-5 feet of building.

Staff's Response: 1) The width of the tandem parking space is 10-feet 5-inches, which is in conformance with and in fact exceeds the minimum requirements of the LDC. 2) The roof eave on the third floor and garage encroach into interior side yards a maximum of 6-inches, as illustrated on the elevation plans. 3) The proposed railings on the second and third floor are in compliance with the setback requirement of LDC Section 1513.0304(c)(2) and 1513.0304(c)(3). The regulations require any portion of the structure's façade exceeding 20-feet in height observe an additional setback for the remainder of the structure by sloping away from the plane of the façade at an angle of 45 degrees, as illustrated on the elevation

plans. 4) The landscape areas are shown on the site plan and comply with LDC Section 1513.0402 (landscape requirements of the MBPDO). The code allows for any combination of trees, shrubs, and ground cover, except that the use of trees to meet the requirements is optional. The project proposes 172-square feet of landscape planting areas and 171-square feet of hardscape areas.

On February 21, 2013, at the request of the applicant, staff routed a set of the revised plans to the group for reconsideration. On March 19, 2013, the Mission Beach Precise Planning Board reconsidered the project and voted 11-0-0 to recommend approval (Attachment 10).

Conclusion:

The project meets all applicable regulations and policy documents, and staff finds the project consistent with the recommended land use, design guidelines, and development standards in effect for this site per the adopted MBPP, Local Coastal Program, LDC, and the General Plan. As a component of the proposed project, the buildings will utilize renewable energy technology, self-generating at least 50 percent of the projected total energy consumption on site through photovoltaic technology (solar panels).

ALTERNATIVES

1. **APPROVE** Coastal Development Permit No. 1037918, **with modifications.**
2. **DENY** Coastal Development Permit No. 1037918, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,



Jeffrey A. Peterson
Development Project Manager
Development Services Department

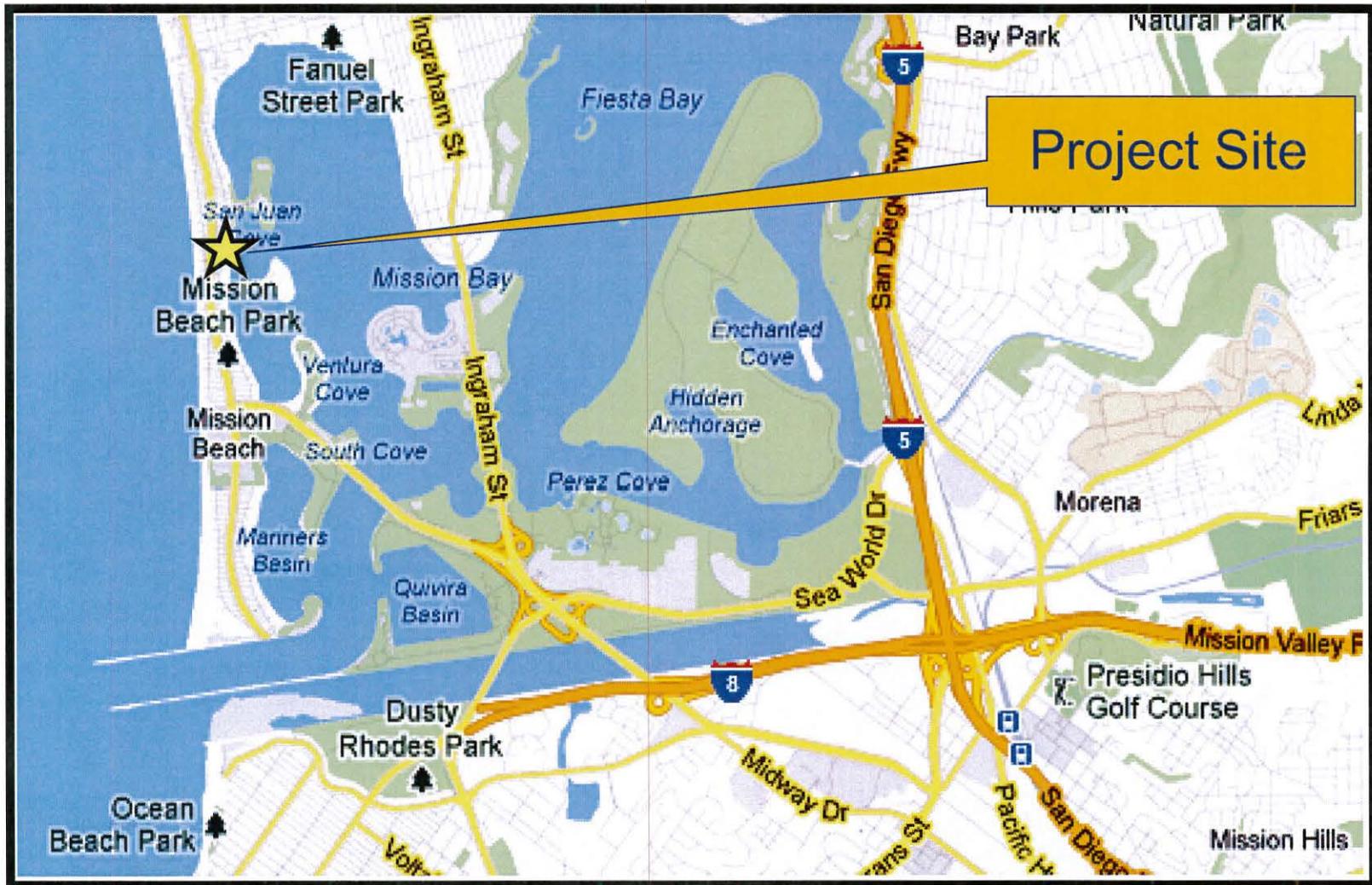
WESTLAKE/JAP

Attachments:

1. Location Map
2. Aerial Photograph
3. Zoning Map
4. Community Plan Land Use Map
5. Project Data Sheet
6. Project Plans
7. Draft Permit with Conditions
8. Draft Resolution with Findings

9. Community Group Recommendation
10. Second Community Group Recommendation
11. Environmental Exemption
12. Ownership Disclosure Statement
13. Project Chronology
14. Copy of Public Notice (forwarded to HO)
15. Copy of Project Plans (full size-forwarded to HO)

Internal Order No. 24003263



Location Map

Cadena Residence; Project No. 296187
3610 Bayside Walk



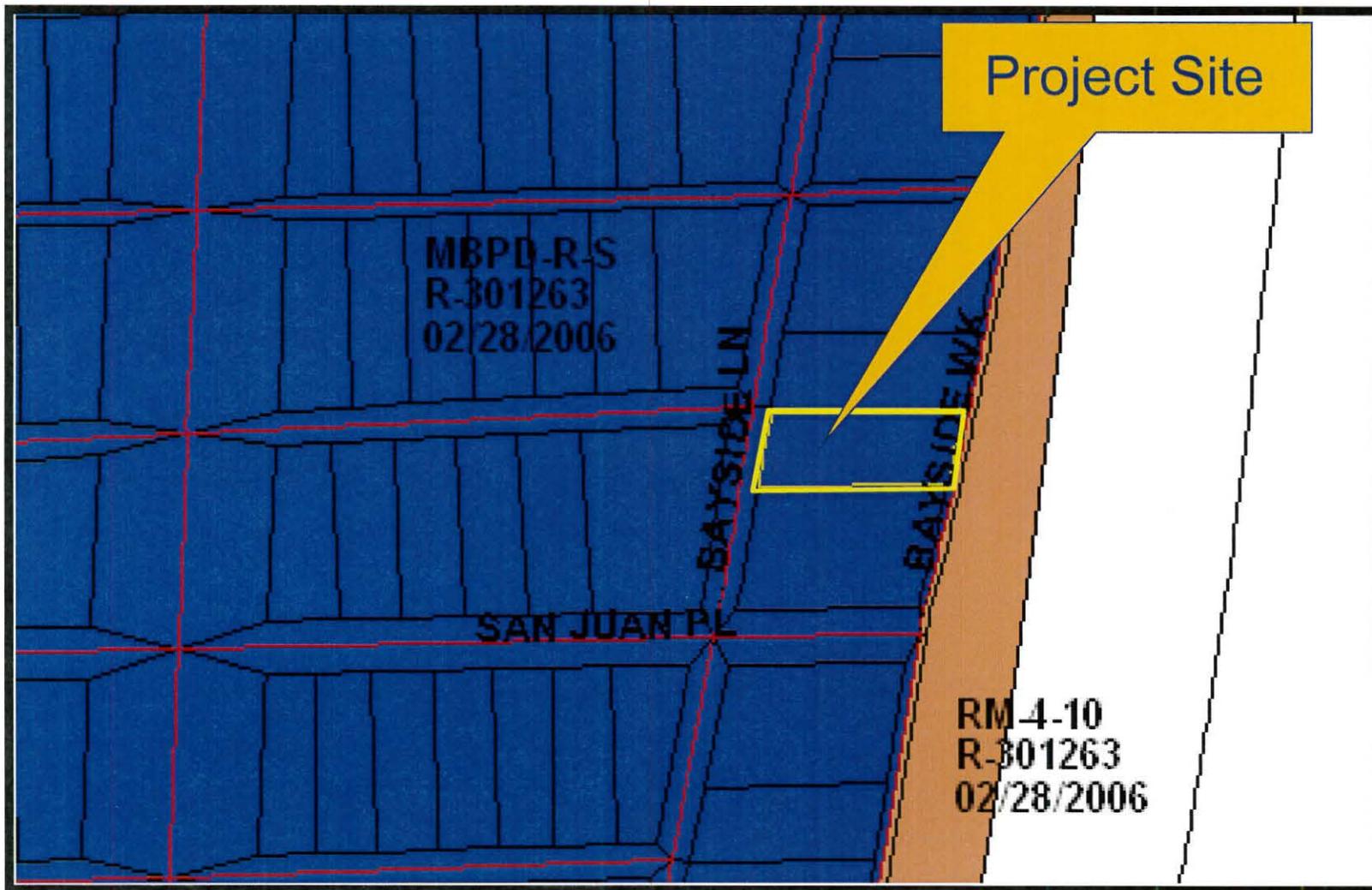


Aerial Photograph

Cadena Residence; Project No. 296187

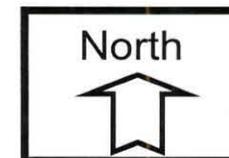
3610 Bayside Walk

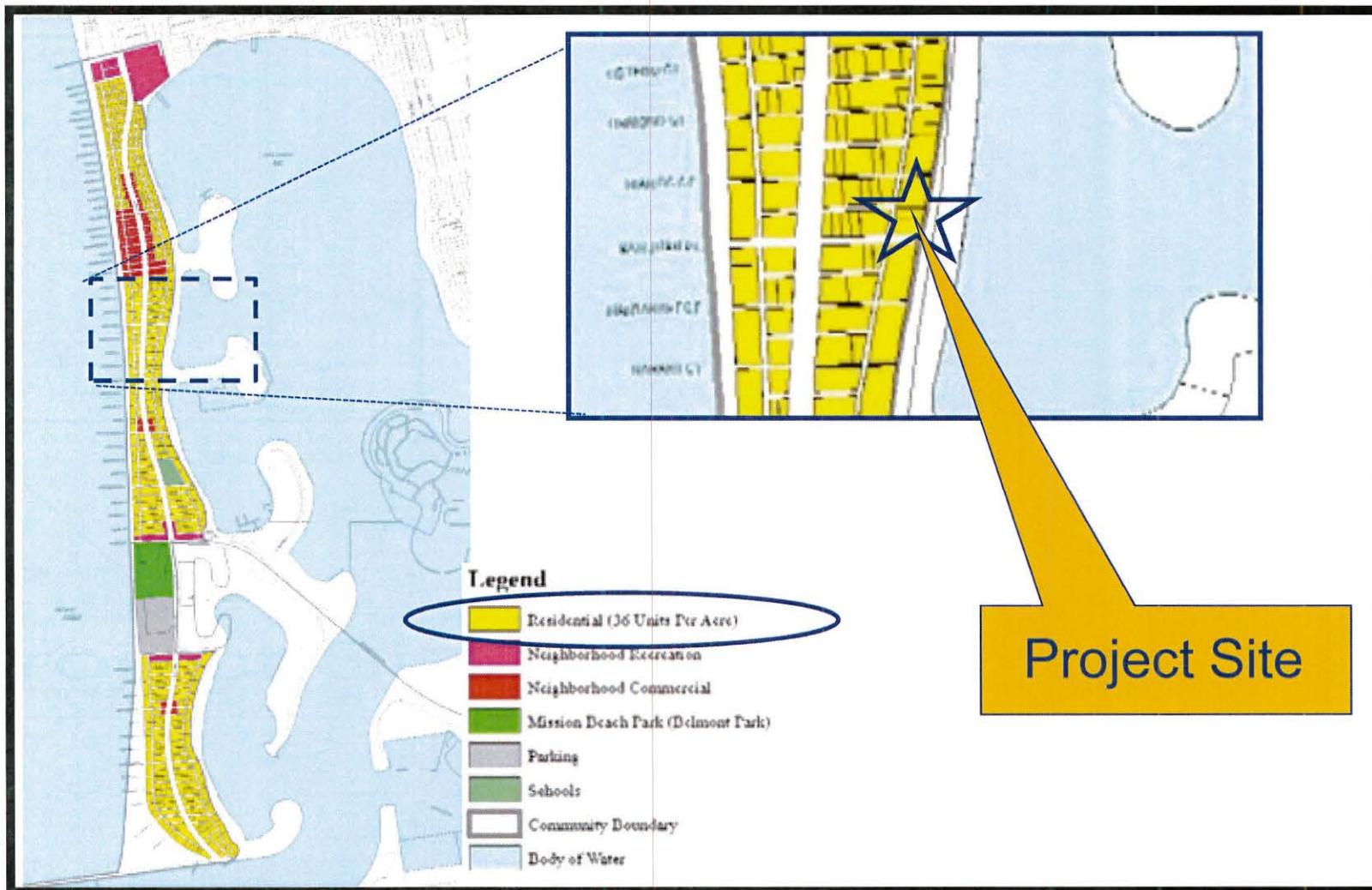




Zoning Map (R-S Zone MBPD)

Cadena Residence; Project No. 296187
3610 Bayside Walk





Mission Beach Community Land Use Map

Cadena Residence; Project No. 296187
 3610 Bayside Walk

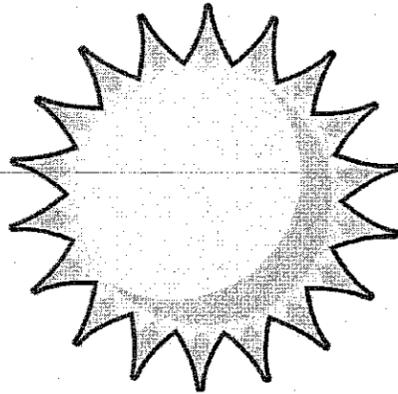


PROJECT DATA SHEET

PROJECT NAME:	Cadena Residence; Project No. 296187	
PROJECT DESCRIPTION:	Demolition of an existing single-family dwelling unit and construction of a three-story, 2,762 square-foot single-family dwelling unit.	
COMMUNITY PLAN AREA:	Mission Beach	
DISCRETIONARY ACTIONS:	Coastal Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:	Residential land use at a maximum 36 dwelling units per acre (DU/AC).	
<u>ZONING INFORMATION:</u>		
ZONE: R-S		
HEIGHT LIMIT: 30-foot maximum height limit/Coastal Height Limitation Overlay Zone		
LOT SIZE: 2,400 square feet		
FLOOR AREA RATIO: 1.1		
LOT COVERAGE: 65 percent		
FRONT SETBACK: 10-foot		
SIDE SETBACK: 3-foot (min.) and 5-foot (Heights greater than 20-feet)		
STREETSIDE SETBACK: NA		
REAR SETBACK: 0-foot (min.)		
PARKING: 2 on-site spaces		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Residential; R-S	Single-Family Residential
SOUTH:	Residential; R-S	Multi-Family Residential
EAST:	Residential; CC-3-5	Multi-Family Residential
WEST:	Outside Community Boundary; RM-4-10	Mission Bay Beach area
DEVIATIONS OR VARIANCES REQUESTED:	None.	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On November 20, 2012, the Mission Beach Precise Planning Board voted 8-0-0 to deny the project. On March 19, 2013, revised plans were presented to the Mission Beach Precise Planning Board and they voted 11-0-0 to recommend approval of the project.	

CADENA RESIDENCE

3610 BAYSIDE WALK, SAN DIEGO, CA 92109



COASTAL PERMIT RE-SUBMITTAL

FEBRUARY 21, 2013

Prepared By:
Golba Architecture
1940 Garnet Ave, Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (858) 750-3471
contact: Rebecca Marquez

Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 02-21-13
Revision 1: 01-17-13

Project Address:
3610 Bayside Walk
San Diego, CA 92109

Original Date: 10-09-12

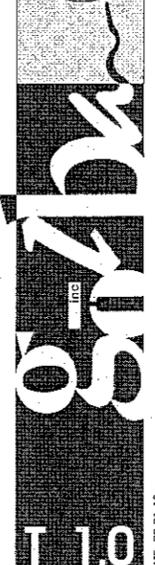
Project Name:
Cadena Residence

Sheet 1 of 4

Sheet Title:
COVER SHEET

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. # 100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

CADENA RESIDENCE
3610 BAYSIDE WALK
SAN DIEGO, CA 92109



DATE: 02-21-13

GENERAL PLAN DEVELOPMENT GOALS

THE PROPOSED INFILL DEVELOPMENT PROJECT AT 3610 BAYSIDE WALK RECOGNIZES THE GOALS OF THE CONSERVATION ELEMENT OF THE CITY OF SAN DIEGO'S GENERAL PLAN.

IN EFFORT TO REACH THESE GOALS THE PROJECT WILL EMPLOY THE FOLLOWING:

- SOLAR PHOTO VOLTAGE SYSTEM FOR GENERATING POWER ON SITE.
- HIGH EFFICIENCY LIGHTING OR OCCUPANCY SENSORS WHERE APPLICABLE
- ENERGY STAR APPLIANCES
- DUAL PANE LOW-E GLAZING ON ALL WINDOWS
- USE OF LOW VOC PAINTS AND LOW EMITTING ADHESIVES, COATINGS, CARPETS AND OTHER FINISHES WHERE FEASIBLE
- USE OF ENGINEERED WOOD PRODUCTS WHERE APPLICABLE
- NATURAL COOLING/VENTILATION WITH OPERABLE WINDOWS
- WATER CONSERVING NATIVE & PEST RESISTANT PLANTS IN LANDSCAPE DESIGN WHERE FEASIBLE
- USE OF PERMEABLE PAVING WHERE FEASIBLE
- USE OF RAIN SENSOR SHUT OFF DEVICES
- HIGH EFFICIENCY IRRIGATION SYSTEM WITH STATE OF THE ART LOW PRECIPITATION RATE SPRINKLER EQUIPMENT.

SPECIAL INSPECTIONS:

GENERAL REQUIREMENTS:

1. THE DESIGNER MUST PROVIDE A COMPLETE AND COMPREHENSIVE LISTING IDENTIFYING IN ONE LOCATION ON THE PLANS ALL WORK REQUIRING SPECIAL INSPECTION. THE LIST MUST BE PROJECT SPECIFIC AND MUST CONFORM TO THE REQUIREMENTS SPECIFIED IN BUILDING NEWSLETTER DS-311. SEE STRUCTURAL DRAWINGS FOR SUMMARY LIST.
2. TWO (2) PROPERLY COMPLETED AND SIGNED COPIES OF THE SPECIAL INSPECTION INSTRUCTIONS MUST BE SUBMITTED AT THE PERMIT SERVICES DIVISION PRIOR TO ISSUANCE OF THE PERMIT.
3. "A CERTIFICATE OF SATISFACTORY COMPLETION OF WORK REQUIRING SPECIAL INSPECTION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION."
4. "AN APPLICATION FOR OFF-SITE FABRICATION MUST BE SUBMITTED TO THE FIELD INSPECTION DIVISION FOR APPROVAL PRIOR TO FABRICATION."
5. "A CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION MUST BE COMPLETED AND SUBMITTED TO THE FIELD INSPECTION DIVISION PRIOR TO ERECTION OF PREFABRICATED COMPONENTS."

ABBREVIATIONS

ACOUS.	ACOUSTICAL	MATL.	MATERIAL
A.C.T.	ACOUSTICAL CEILING TILE	MAX.	MAXIMUM
ADJ.	ADJUSTABLE	MECH.	MECHANICAL
A.F.F.	AT FINISHED FLOOR	MEBRANE	MEMBRANE
ASB.	ASBESTATE	MEZZ.	MEZZANINE
ALUM.	ALUMINUM	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
A.P.	ACCESS PANEL	MISC.	MISCELLANEOUS
APPROX.	APPROXIMATE	M.O.	MASONRY OPENING
ARCH.	ARCHITECTURAL	MOV.	MOVABLE
ASPH.	ASPHALT	MTD.	MOUNTED
ASST.	ASSISTANT	MTL.	METAL
AUTO.	AUTOMATIC	MUL.	MULLION
BD.	BOARD	N.	NORTH
BLDG.	BUILDING	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	NO.	NUMBER
B.U.R.	BUILT UP ROOFING	NOM.	NOMINAL
		N.T.S.	NOT TO SCALE
CAB.	CABINET	CA.	OVERALL
CIRC.	CIRCULATION	C.C.	ON CENTER
C.L.	CENTER LINE	C.D.	OUTSIDE DIAMETER
C.L.R.	CLEAR	O.F.D.	OVERFLOW DRAIN
CLS.	CEILING	OFF.	OFFICE
CLO.	CLOSET	OH.	OVERHEAD
C.M.U.	CONCRETE MASONRY UNIT	OPNS.	OPENINGS
COL.	COLUMN	OPPS.	OPPOSITE
CONC.	CONCRETE	PAV.	PAVING
CONF.	CONFERENCE	P.C.	PRE-CAST
CONN.	CONNECTION	PL.	PLATE
CONSTR.	CONSTRUCTION	PLAM.	PLASTIC LAMINATE
CONT.	CONTINUOUS	PLAS.	PLASTER
CONTR.	CONTRACTOR	PLBS.	PLUMBING
COORD.	COORDINATE	PLYWD.	PLYWOOD
COORD.	COORDINATE	PNT.	PAINT
CORR.	CORRECT	PNL.	PANEL
CPT.	CARPET	POL.	POLISHED
C.J.	CONTROL JOINT	PROP.	PROPERTY
C.T.	CERAMIC TILE	P.S.F.	POUNDS PER SQUARE FOOT
CTR.	CENTER	P.S.I.	POUNDS PER SQUARE INCH
C.V.	COLD WATER	PTD.	PAINTED
		PT.	POINT
DBL.	DOUBLE	QTY.	QUANTITY
DEMO.	DEMOLITION	R.	RUBBER
DEPT.	DEPARTMENT	RECEP.	RECEPTION
DIA.	DIAMETER	REINF.	REINFORCING
DIAG.	DIAGONAL	R.O.V.	RIGHT OF WAY
DIFF.	DIFFUSER	RAD.	RADIUS
DIM.	DIMENSION	R.B.	RUBBER BASE
DIV.	DIVISION	R.C.P.	REFLECTED CEILING PLAN
DN.	DOWN	R.D.	ROOF DRAIN
D.P.	DAMP-PROOFING	REC.	RECESSED
DR.	DOOR	REF.	REFERENCE
DTL.	DETAIL	REFR.	REFRIGERATOR
		REINF.	REINFORCED
E.	EAST	REGD.	REQUIRED
E.A.	EACH	RESL.	RESULTANT
EL.	ELEVATION	REV.	REVISION
ELAS.	ELASTOMERIC	RFS.	ROOFING
ELC.	ELECTRICAL	RM.	ROOM
ELEV.	ELEVATOR	R.O.	ROUGH OPENING
EMER.	EMERGENCY	S.	SOUTH
ENCL.	ENCLOSURE	SAN.	SANITARY
ENGR.	ENGINEER	SCHED.	SCHEDULE
ENT.	ENTRANCE	SECT.	SECTION
E.J.	EXPANSION JOINT	SECUR.	SECURITY
E.PNL.	ELECTRICAL PANEL	S.F.	SQUARE FOOT
EQ.	EQUIPMENT	SHR.	SHOPPER
EQUIP.	EQUIPMENT	SHT.	SHEET
E.M.C.	ELECTRIC WATER COOLER	SIM.	SIMILAR
EXH.	EXHAUST	SL.	SLOPE
EXST.	EXISTING	S.P.	STANDPIPE
EXP.	EXPANSION	SPEC.	SPECIFICATION
EXT.	EXTERIOR	SPKR.	SPEAKER
		SQ.	SQUARE
F.D.	FLOOR DRAIN	S.S.T.	STAINLESS STEEL
FDN.	FOUNDATION	STA.	STATION
F.F.	FIRE EXTINGUISHER	STD.	STANDARD
F.F.	FINISH FLOOR	STL.	STEEL
F.H.C.	FIRE HOSE CABINET	STOR.	STORAGE
FIN.	FINISH	STRUC.	STRUCTURAL
FL.	FLOOR	SUSP.	SUSPENDED
FLEX.	FLEXIBLE	SYM.	SYMMETRICAL
FLOUR.	FLUORESCENT		
FT.	FOOT	T.	TREAD
FRN.	FURNITURE	T.O.	TOP OF
FUR.	FUTURE	T.O.B.	TOP AND BOTTOM
		T.T.	TONGUE AND GROOVE
GA.	GAUGE	TEL.	TELEPHONE
GALV.	GALVANIZED	TEMP.	TEMPERED
GEN.	GENERAL	TER.	TERRAZZO
GL.	GLASS	THK.	THICK
GRD.	GROUND	T.L.T.	TOILET
GR.	GRADE	TOPO.	TOPOGRAPHY
GYP. BD.	GYP-SUM BOARD	T.V.	TELEVISION
		TYP.	TYPICAL
H.C.	HARD CORE	UNEXG.	UNEXCAVATED
HEVD.	HARDWARE	UNF.	UNFINISHED
H.M.	HOLLOW METAL	UNO.	UNLESS OTHERWISE NOTED
HORZ.	HORIZONTAL	UTL.	UTILITY
HR.	HOUR	VAC.	VACUUM
HT.	HEIGHT	V.C.T.	VINYL COMPOSITION TILE
HTS.	HEATING	VENT.	VENTILATION
H.V.A.C.	HEATING, VENTILATION	VERT.	VERTICAL
H.W.	HOT WATER	VEST.	VESTIBULE
		V.I.F.	VERIFY IN FIELD
IN.	INCHES)	VOL.	VOLUME
INCL.	INCANDESCENT	V.T.	VINYL TILE
INCL.	INSULATED		
INSUL.	INSULATED	W.	WEST
INT.	INTERIOR	W.C.	WATER CLOSET
INTERM.	INTERMEDIATE	WD.	WOOD
		WF.	WIDE FLANGE
JAN.	JANITOR	WH.	WATER HEATER
JT.	JOINT	WIN.	WINDOW
		WM.	WIRE MESH
KIT.	KITCHEN	WTPS.	WATERPROOFING
		WT.	WATER
LAM.	LAMINATE	W.W.	WELDED WIRE MESH
LAUN.	LAUNDRY	YD.	YARD
LAV.	LAVATORY		
LB(S)	POUNDS		
L.F.	LINEAR FOOT		
LT.	LIGHT		
MACH.	MACHINE		
MAINT.	MAINTENANCE		
MAS.	MASONRY		

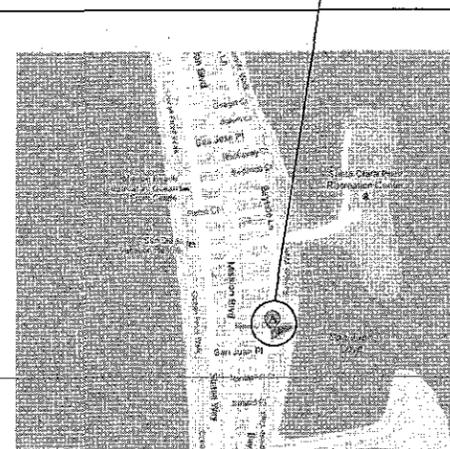
PROJECT DATA

PROJECT DESCRIPTION:	DEMOLISH EXISTING TWO-STORY SINGLE FAMILY RESIDENCE & GARAGE AND CONSTRUCT A NEW THREE-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.
SITE ADDRESSES:	3610 BAYSIDE WALK SAN DIEGO, CA 92104
ASSESSORS PARCEL NUMBER:	423-806-II
LEGAL DESCRIPTION:	BLOCK 161, LOT C, MAP 1804
REQUIRED PERMITS:	COASTAL DEVELOPMENT PERMIT
YEAR EXISTING STRUCTURE WAS BUILT:	1981
EXISTING SOIL CONDITIONS:	DISTURBED
LOT USE	
EXISTING:	SINGLE FAMILY RESIDENCE
PROPOSED:	SINGLE FAMILY RESIDENCE
LOT ZONING:	R-5, MBPD
OVERLAY ZONE DESIGNATION:	COASTAL HEIGHT LIMIT, CITY COASTAL, PARKING IMPACT, RESIDENTIAL TANDEM PARKING, TRANSIT AREA.
DEVIATIONS:	NONE
LOT SIZE:	2,782 S.F.
ALLOWABLE FAR:	1:1 = 3,060.2 S.F.
LOT COVERAGE:	PROPOSED = 47% (65% MAX. ALLOWED)
OCCUPANCY:	R-5 (RESIDENCE) U (GARAGE)
BUILDING CODE:	2010 C.B.C.
CONSTRUCTION TYPE:	TYPE V-B
NUMBER OF STORIES	
EXISTING:	2
PROPOSED:	3
BUILDING HEIGHT	
EXISTING:	20'-0"
PROPOSED:	28'-4" * MAXIMUM ALLOWABLE HEIGHT = 30'-0"
PROPOSED SQ. FT.	
HABITABLE:	
GROUND LEVEL:	918 S.F.
SECOND LEVEL:	931 S.F.
THIRD LEVEL:	918 S.F.
TOTAL HABITABLE:	2,762 S.F.
NON-HABITABLE:	
GARAGE:	399 S.F.
TOTAL NON-HABITABLE:	399 S.F.
TOTAL FLOOR AREA:	2,762 S.F. < 3,060.2 S.F. ALLOWED
PATIOS & DECKS:	
SECOND LEVEL:	540 S.F.
THIRD LEVEL:	160 S.F.
TOTAL DECKS:	500 S.F.
LANDSCAPING IN BAYSIDE WALK YARD	
LANDSCAPE:	172 SQUARE FEET
HARDSCAPE:	171 SQUARE FEET LANDSCAPE > 50% AS REQUIRED

PROJECT DIRECTORY

GENERAL	
T.I.O.	COVER SHEET
T.I.J.	LEGEND AND PROJECT DATA
CIVIL	
CI	TOPOGRAPHIC SURVEY
ARCHITECTURAL	
A0.0	SITE PLAN
A1.0	FIRST & SECOND LEVEL FLOOR PLAN
A1.1	THIRD LEVEL & ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	SECTIONS

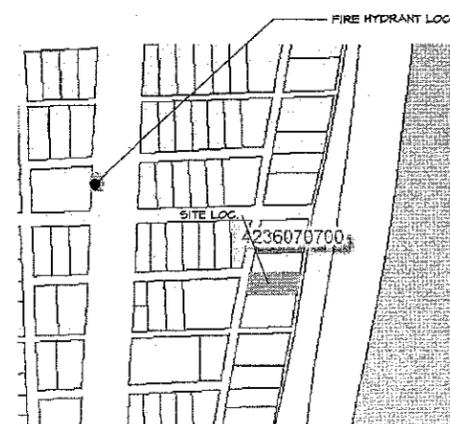
VICINITY MAP



PROJECT TEAM

OWNER:	RAIL CADENA 3610 BAYSIDE WALK SAN DIEGO, CA 92104 P: 619-231-9905
ARCHITECT:	GOLBA ARCHITECTURE CONTACT: REBECCA MARQUEZ 1940 GARNET AVENUE SUITE 100 SAN DIEGO, CA 92104 P: 619-231-9905 F: 658-750-3471

FIRE HYDRANT MAP



Prepared By:
Golba Architecture
1940 Garnet Ave, Suite 100
San Diego, CA 92104
phone: (619) 231-9905
fax: (658) 750-3471
contact: Rebecca Marquez

Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 02-21-13
Revision 1: 01-17-13

Project Addresses: 3610 Bayside Walk
San Diego, CA 92104

Original Date: 10-09-12

Project Name:
Cadena Residence

Sheet 2 Of 9

Sheet Title: **LEGEND & BUILDING DATA**

SYMBOLS

SHEET NUMBER

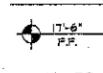
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SHEET NUMBER
CATEGORY NUMBER
DISCIPLINE LETTER

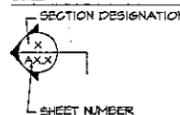
NORTH ARROW



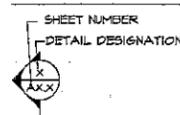
ELEVATION MARKS



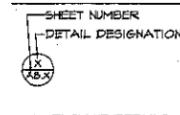
BUILDING SECTION MARKS



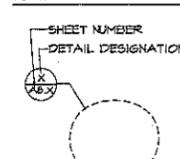
WALL SECTION MARKS



DETAIL TARGETS



PLAN BLOW-UP DETAILS



DOOR SYMBOL

DOOR SCHEDULE REFERENCE NUMBER

WINDOW SYMBOL

WINDOW SCHEDULE REFERENCE NUMBER

BATT INSULATION



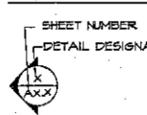
PLAN NOTE TARGET



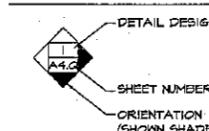
CENTER LINE



ELEVATION TARGETS



INTERIOR ELEVATION TARGETS

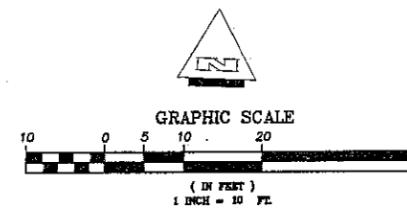


PLAN BLOW-UP DETAILS

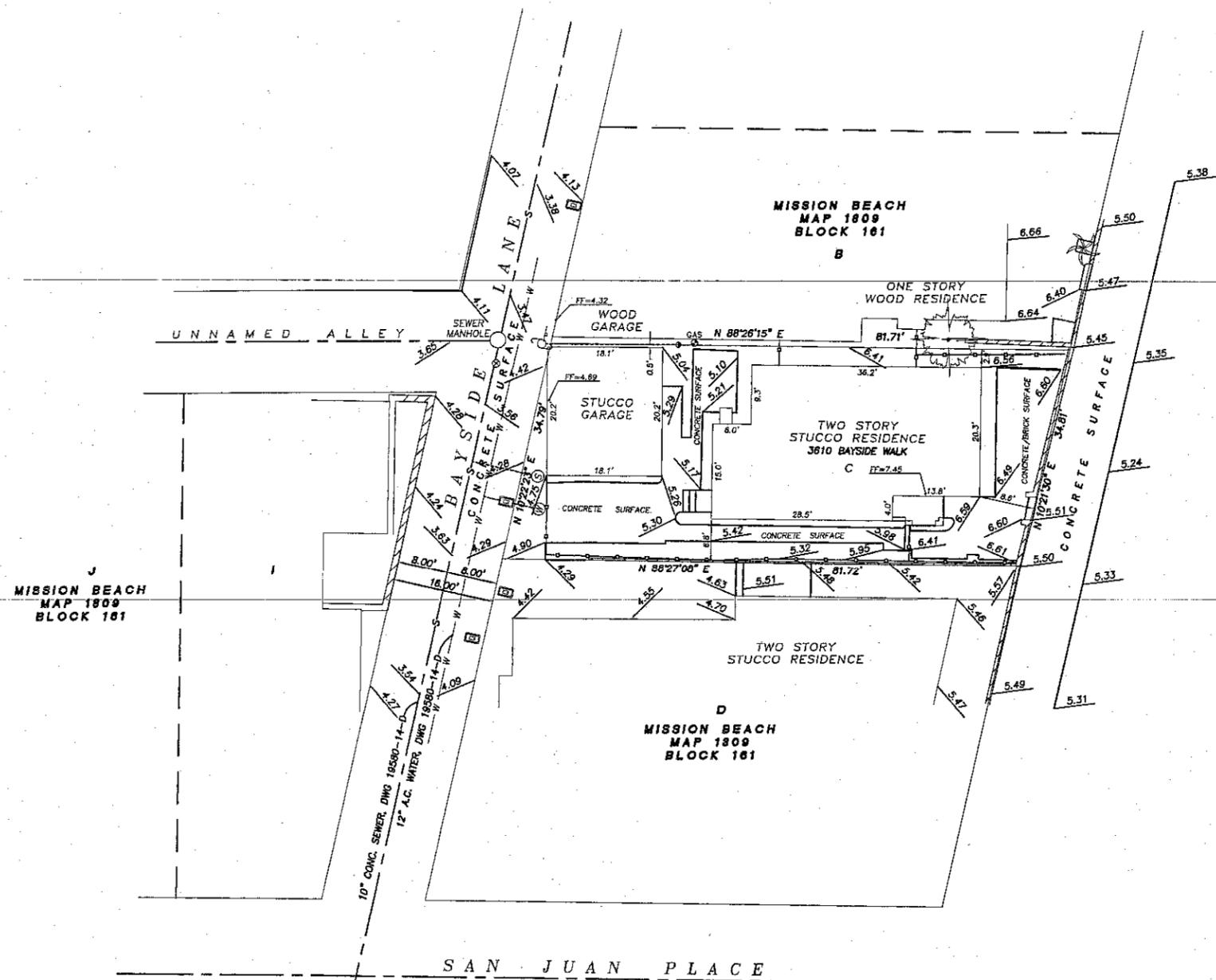


GOLBA ARCHITECTURE inc
 Architecture ■ Space Planning ■ Interior Design
 1025 West Laurel St. #106 San Diego, California 92101
 Phone: (619) 231-9905 Fax: (619) 231-4288
CADENA RESIDENCE
 3610 BAYSIDE WALK
 SAN DIEGO, CA 92104

INC
11.1



- LEGEND:**
- INDICATES UTILITY POLE
 - ◆ INDICATES UTILITY POLE ANCHOR
 - ⊗ INDICATES WATER METER
 - ⊗ INDICATES GAS METER
 - INDICATES STREET SIGN
 - ⊗ INDICATES WATER-GATE VALVE
 - INDICATES WOOD FENCE
 - ▬▬▬ INDICATES BLOCK WALL



LEGAL DESCRIPTION:

LOTS C OF MISSION BEACH, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1809, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY NOVEMBER 13, 1924.

PROPERTY AREA:

2,782 SQUARE FEET / 0.064 ACRE

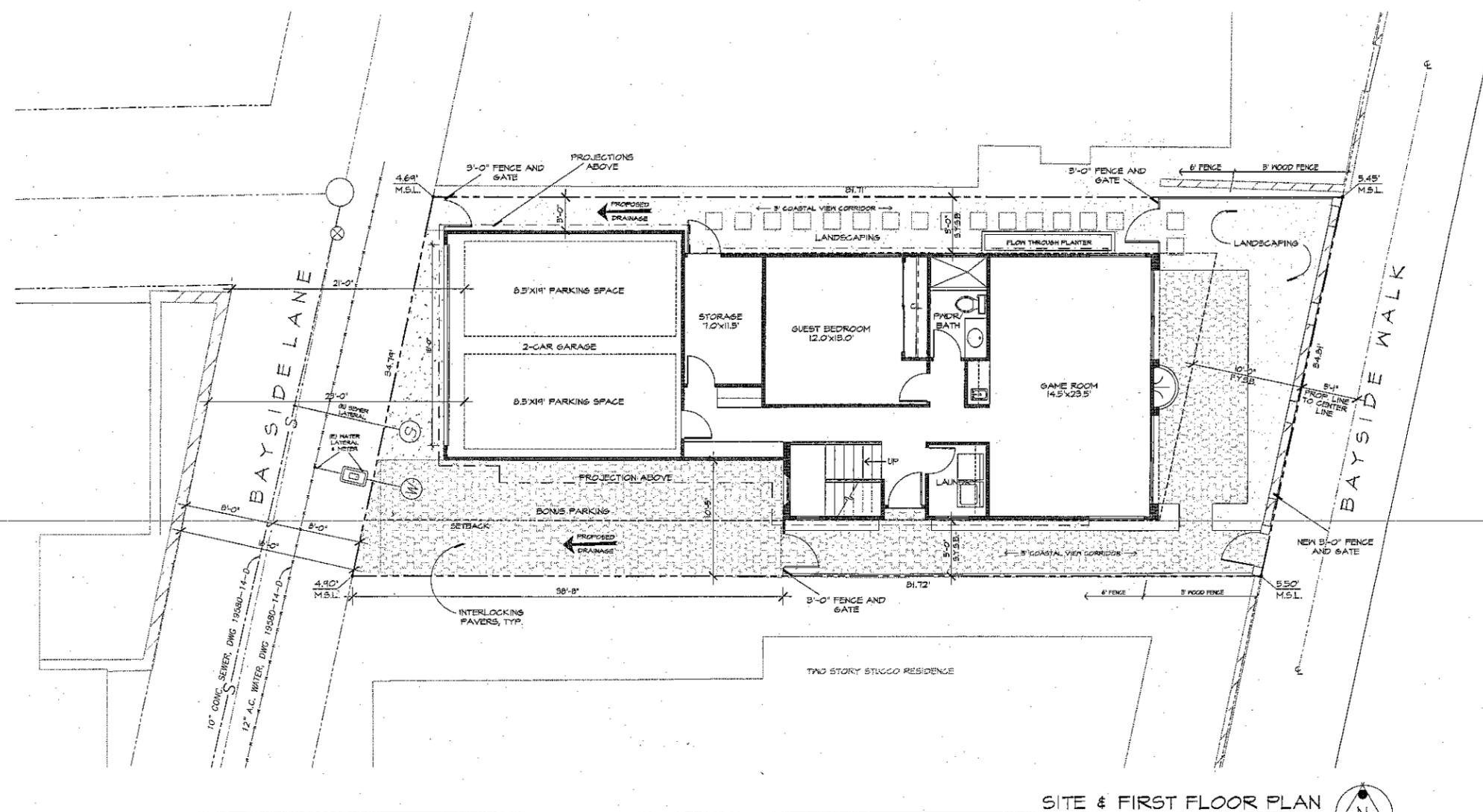
BENCH MARK:

CITY OF SAN DIEGO BENCH MARK. "M-10" MONUMENT AT THE INTERSECTION OF THE EASTERLY 4 FOOT LINE OF MISSION BOULEVARD AND THE CENTERLINE OF NANTIC COURT. ELEVATION = 5.048 M.S.L.



TOPOGRAPHICAL SURVEY		
For the exclusive use of: CHURCHILL FAMILY TRUST 3610 BAYSIDE WALK SAN DIEGO, CA 92019		
San Diego Land Surveying & Engineering, Inc.		
9865 Chesapeake Drive, Suite 445, San Diego, California 92123-1354 Phone: (858) 565-8382 Fax: (858) 565-4364		
Date: 09-01-2011	Revised:	Revised:
Scale: 1"=10'	Drawn by: G.H.G.	Sheet 3 of 11 Sheet
Drawing: Bayside Walk 3610 Topo	A.P.N. 423-606-11	

ROBERT J. BATEMAN, P.L.S. 7046



SITE & FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

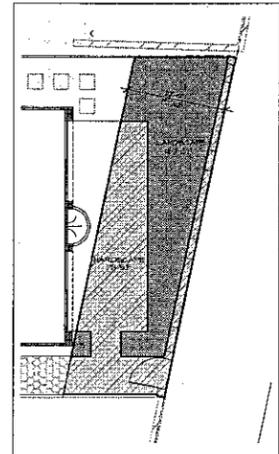
NOTE #4:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE AND SHOW THE TYPE AND LOCATION OF ALL POST CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs) ON THE FINAL CONSTRUCTION DRAWINGS, CONSISTENT WITH THE APPROVED WATER QUALITY TECHNICAL REPORT.

NOTE #5:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A BUILDING PAD CERTIFICATION SIGNED BY A REGISTERED CIVIL ENGINEER OR A LICENSED LAND SURVEYOR, CERTIFYING THE PAD ELEVATION BASED ON USGS DATUM IS CONSISTENT WITH EXHIBIT 'A', SATISFACTORY TO THE CITY ENGINEER.

NOTE #1:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.

NOTE #2:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP) THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

NOTE #3:
PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL ENTER INTO A MAINTENANCE AGREEMENT FOR THE ONGOING PERMANENT BMP MAINTENANCE, SATISFACTORY TO THE CITY ENGINEER.



REQUIRED LANDSCAPE ON BAYSIDE WALK:
LANDSCAPE: 172 SQUARE FEET
HARDSCAPE: 171 SQUARE FEET
LANDSCAPE > 50%
LANDSCAPE SHALL NOT EXCEED A HEIGHT OF 3'-0" IN THE REQUIRED YARD

COASTAL VIEW CORRIDOR:
LOCATIONS SHOWN ON SITE PLAN. NO FENCES, LANDSCAPE, WALLS, PLANTERS OR OTHER STRUCTURES GREATER THAN 3 FEET IN HEIGHT ARE ALLOWED

GRADING DATA TABLE:
CUT: 15 YARDS
FILL: 0 YARDS
0 CUBIC YARDS IMPORT
15 CUBIC YARDS EXPORT
CUT DEPTH: MAX. 16"
MAX FILL: N/A

SPECIAL NOTE:
NO GRADING PROPOSED

LANDSCAPE NOTES:
SDMG 1819.0402

(1) ONE HUNDRED PERCENT OF ALL REQUIRED YARDS EXCEPT INTERIOR YARDS AND REAR YARDS SHALL BE LANDSCAPED WITH A MINIMUM OF AT LEAST 50 PERCENT AND SHALL BE ANY COMBINATION OF TREES, SHRUBS AND GROUND COVER, EXCEPT THAT THE USE OF TREES TO MEET THIS REQUIREMENT SHALL BE OPTIONAL. ALL PROPOSED LANDSCAPING IN THE REQUIRED YARD AREAS FOR COURTS, PLACES OR WALKS SHALL BE MAINTAINED AT A HEIGHT OF THREE FEET OR LOWER (INCLUDING RAISED PLANTERS) TO PRESERVE PUBLIC VIEWS. THE REMAINING 50 PERCENT MAY INCLUDE, BUT IS NOT RESTRICTED TO, FOUNTAINS, REFLECTING POOLS, ART OBJECTS, DECORATIVE WALKWAYS, SCREENS, WALLS, FENCES, BENCHES AND DECKS NOT EXCEEDING 3 FEET IN HEIGHT.

(2) LANDSCAPING LOCATED WITHIN THE REQUIRED YARDS FOR COURTS AND PLACES SHALL PROTECT PEDESTRIAN VIEW CORRIDORS BY EMPHASIZING CANOPY TREES THAT REACH A HEIGHT OF 24 FEET AT MATURITY AND GROUND COVER. LANDSCAPING MATERIALS SHALL NOT ENCRUSH OR OVERHANG INTO THE COURTS AND PLACES RIGHTS-OF-WAY AND VIEW CORRIDORS. MATURE TREES SHALL BE MAINTAINED SO THAT BRANCHES DO NOT ENCRUSH BELOW A HEIGHT OF 8 FEET ABOVE THE FINISH SURFACE OR FINISHED GRADE, AS MEASURED AT THE TRUNK. ANY TREES PROPOSED IN THE REQUIRED YARD AREAS ALONG COURTS, PLACES, OR WALKS SHALL BE LIMITED TO NO MORE THAN TWO TREES WHICH SHALL BE PLANTED WITHIN 4 AND 5 FEET OF THE PRIMARY STRUCTURE. ALL LANDSCAPING AND IRRIGATION WITHIN THE PUBLIC-RIGHT-OF-WAY SHALL BE DEVELOPED IN ACCORDANCE WITH THE LANDSCAPE STANDARDS OF THE LAND DEVELOPMENT MANUAL.

Prepared By:
Golba Architecture
1440 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 291-9905
fax: (619) 750-3471
contact: Rebecca Marquez

Project Addresses:
3610 Bayside Walk
San Diego, CA 92109

Project Name:
Cadena Residence

Sheet Title:
SITE PLAN

Revision 7:
Revision 6:
Revision 5:
Revision 4:
Revision 3:
Revision 2: 02-21-13
Revision 1: 01-17-13

Original Date: 10-09-12

Sheet 4 of 9

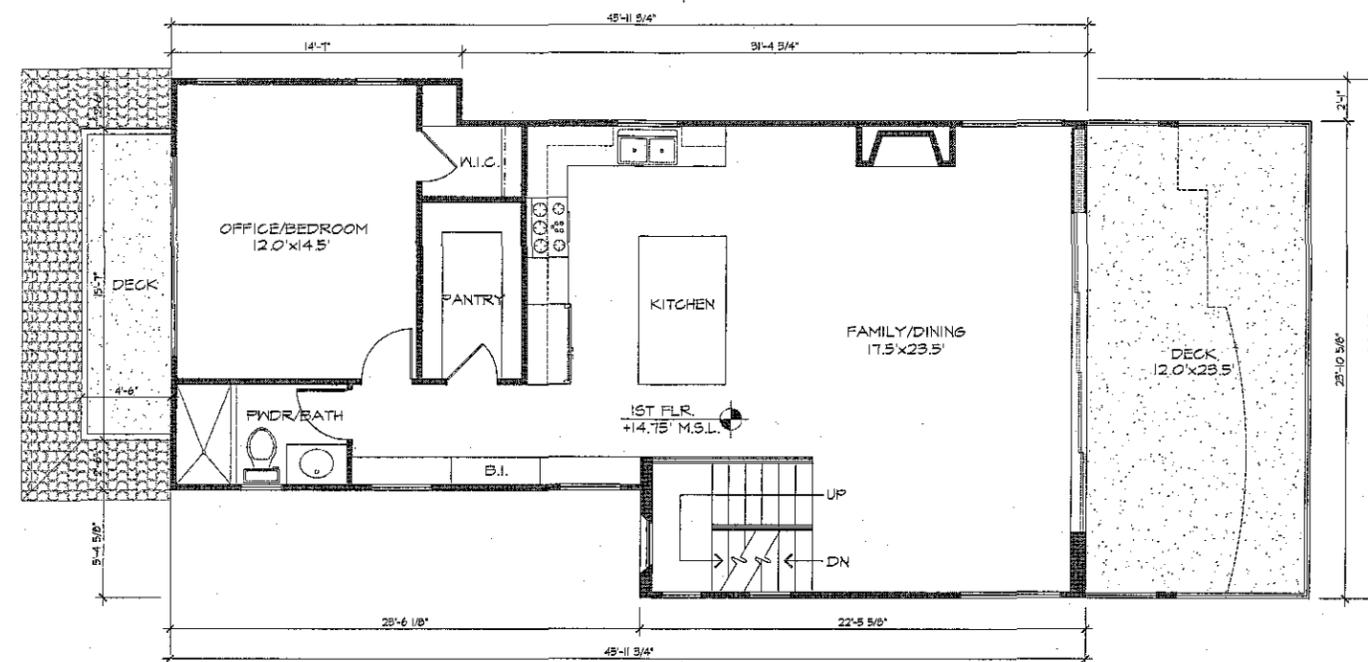
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (619) 750-3471

CADENA RESIDENCE
3610 BAYSIDE WALK
SAN DIEGO, CA 92109



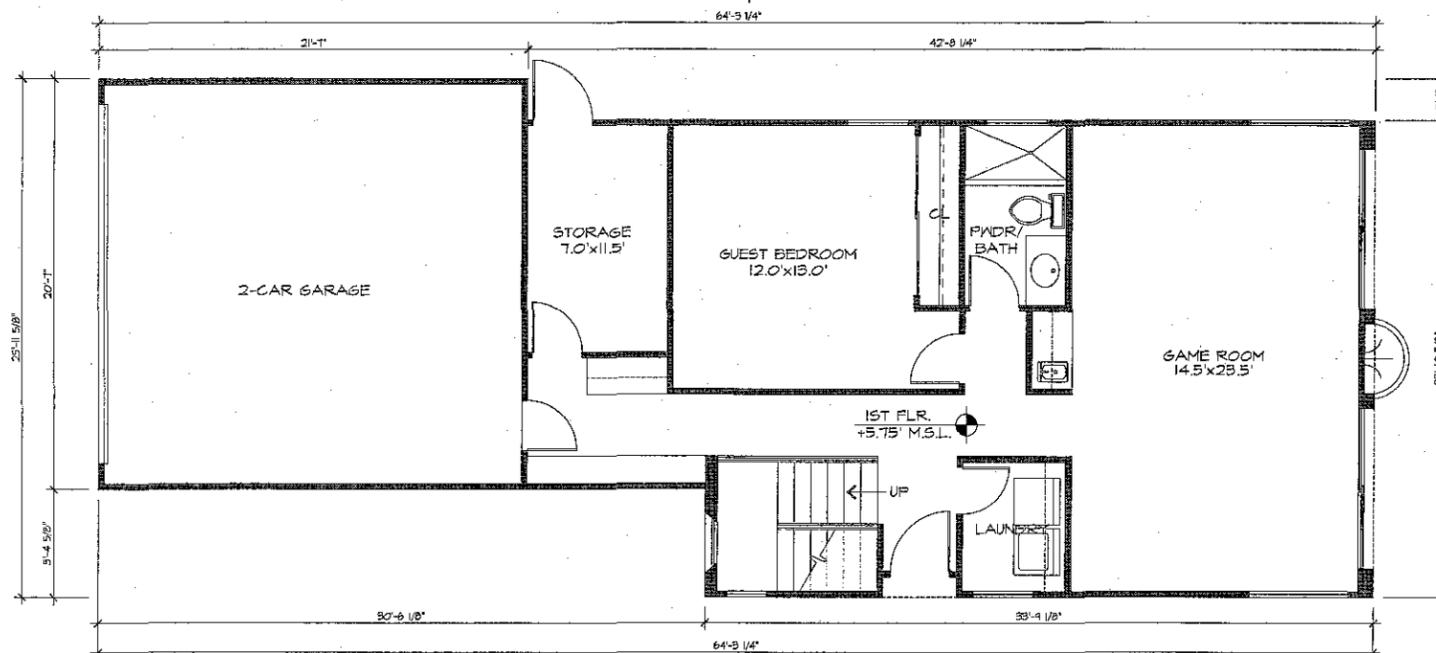
517
A.0.0

DATE: 02-21-13



SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

Prepared By:
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Project Address:
3610 Bayside Walk
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Original Date: 10-09-12

Project Name:
Cadena Residence

Sheet 5 Of 9

Sheet Title:
FLOOR PLANS

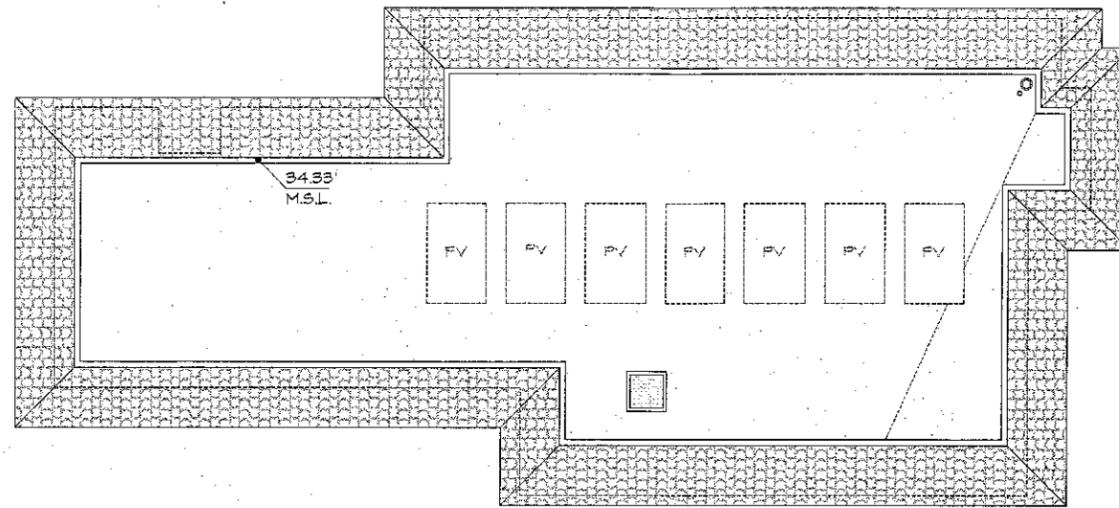
GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

CADENA RESIDENCE
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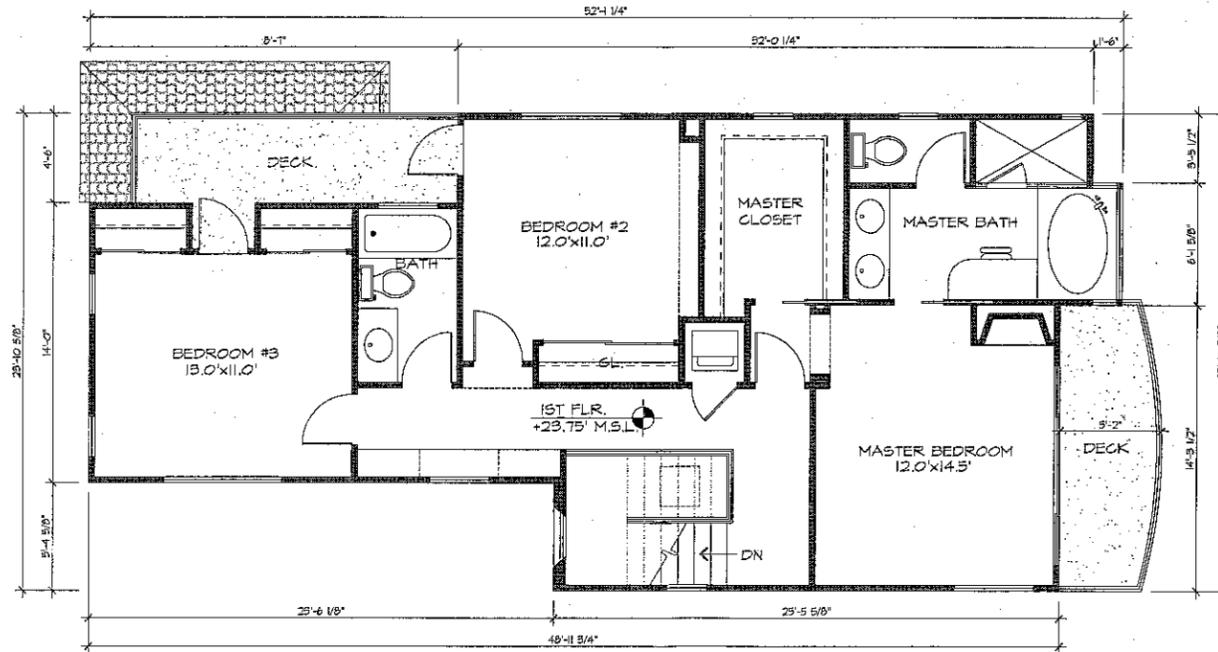


A 1.0

DATE: 02-21-13



ROOF PLAN
SCALE: 1/4"=1'-0"



THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
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Revision 7:
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Revision 2: 02-21-13
Revision 1: 01-17-13

Project Addresses:
3610 Bayside Walk
San Diego, CA 92109

Original Date: 10-09-12

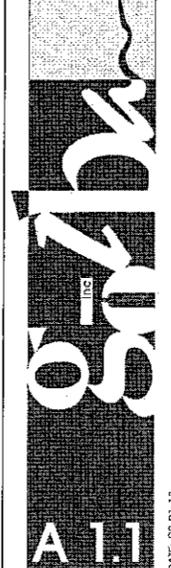
Project Name:
Cadena Residence

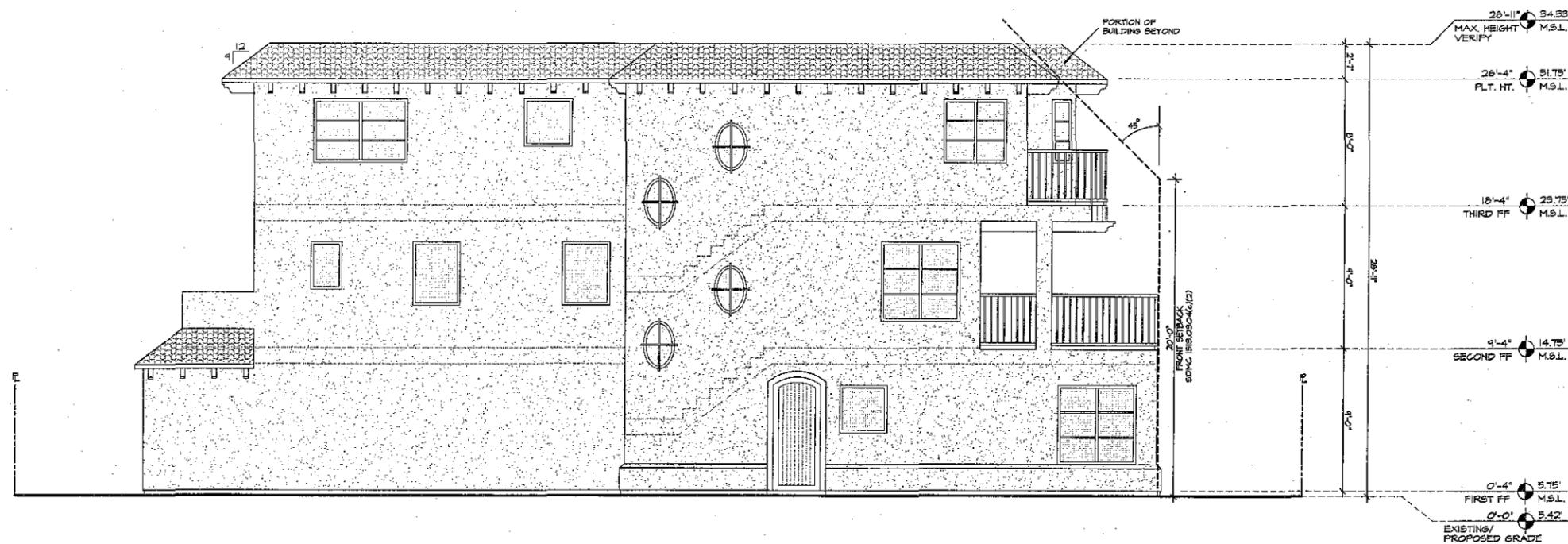
Sheet 6 Of 9

Sheet Title:
FLOOR PLANS

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (619) 750-3471

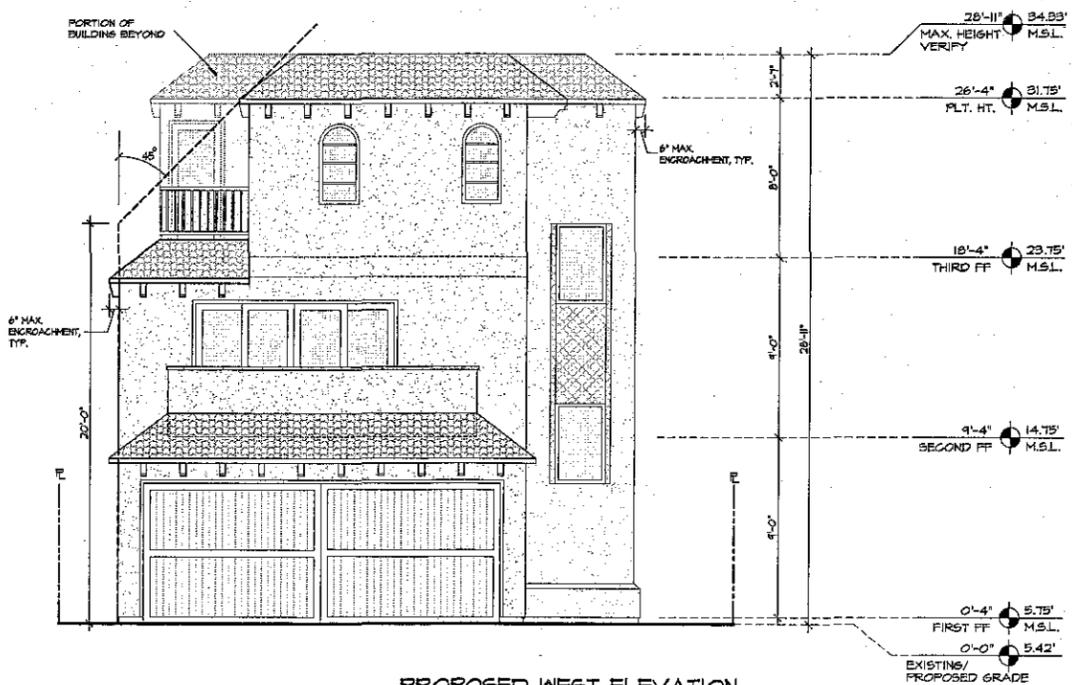
CADENA RESIDENCE
3610 BAYSIDE WALK
SAN DIEGO, CA 92109





PROPOSED SOUTH ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION

SCALE: 1/4"=1'-0"

PROPOSITION 12 NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT, OR ANY VENT, PIPE, ANTENNA, OR OTHER PROJECTION SHALL NOT EXCEED 30'-0" ABOVE THE GRADE.

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (858) 750-3471
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Revision 7:
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Project Address:
3610 Bayside Walk
San Diego, CA 92109

Original Date: 10-09-12

Project Name:
Cadena Residence

Sheet 7 of 9

Sheet Title: EXTERIOR ELEVATIONS

GOLBA ARCHITECTURE
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

CADENA RESIDENCE
3610 BAYSIDE WALK
SAN DIEGO, CA 92109



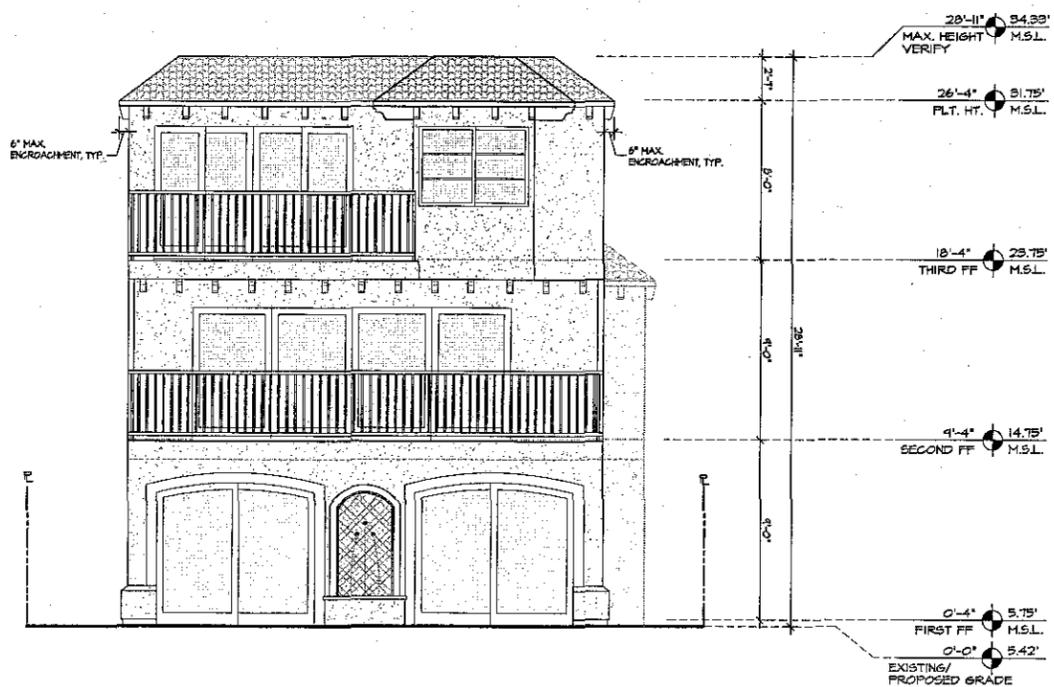
A20

DATE: 02-21-13



PROPOSED NORTH ELEVATION

SCALE: 1/4"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 1/4"=1'-0"

PROPOSITION 12 NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT,
OR ANY VENT, PIPE, ANTENNA, OR OTHER
PROJECTION SHALL NOT EXCEED 30'-0"
ABOVE THE GRADE.

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (619) 750-3471
contact: Rebecca Marquez

Project Address:
3610 Bayside Walk
San Diego, CA 92109

Project Name:
Cadena Residence

Sheet Title: EXTERIOR ELEVATIONS

Revision 7:
Revision 6:
Revision 5:
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Revision 3:
Revision 2: 02-21-13
Revision 1: 01-17-13

Original Date: 10-09-12

Sheet 8 OF 9

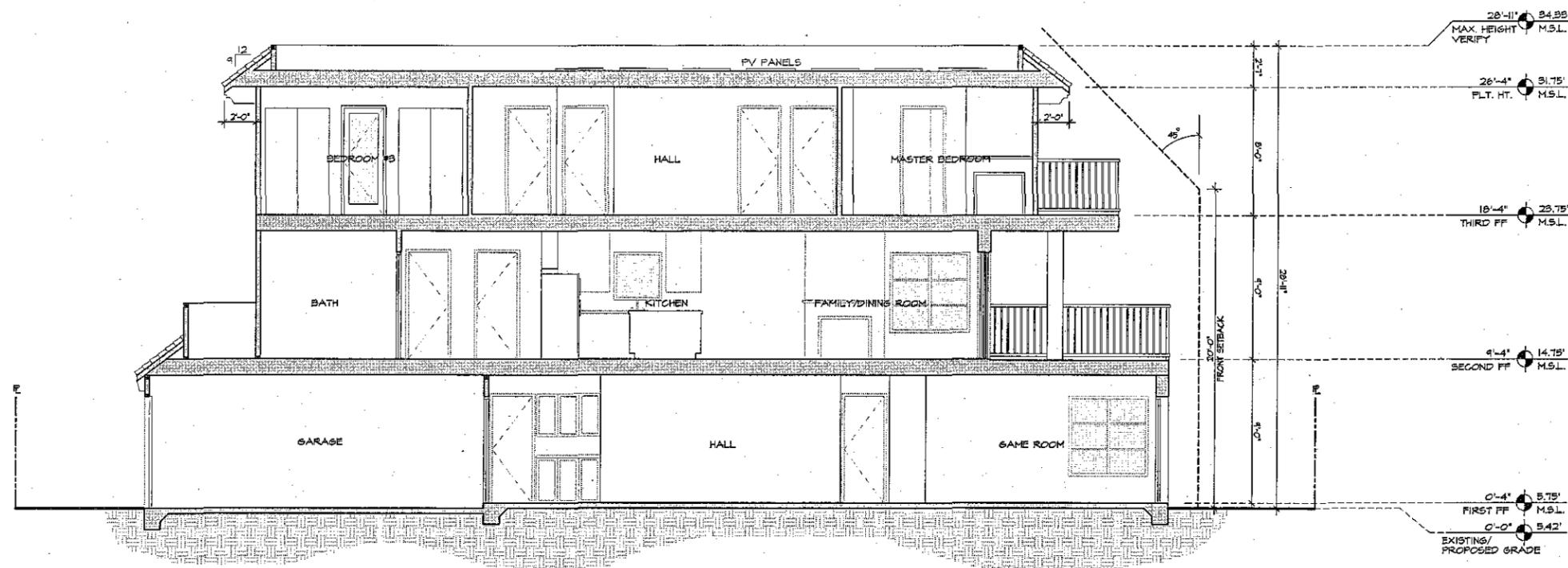
GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave., #100 San Diego, California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

CADENA RESIDENCE
3610 BAYSIDE WALK
SAN DIEGO, CA 92109

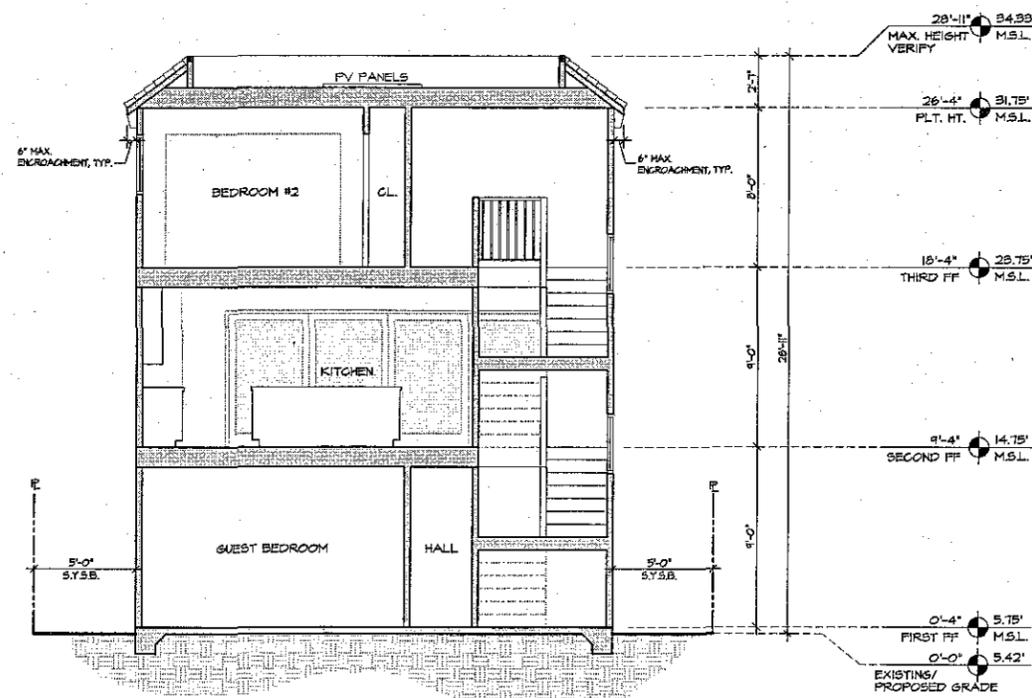


Golba
A 21

DATE: 02-21-13



SECTION 'A'
SCALE: 1/4"=1'-0"



SECTION 'B'
SCALE: 1/4"=1'-0"

PROPOSITION 'D' NOTE:
THE HIGHEST POINT OF THE ROOF EQUIPMENT,
OR ANY VENT, PIPE, ANTENNA, OR OTHER
PROJECTION SHALL NOT EXCEED 30'-0"
ABOVE THE GRADE.

Prepared By:
Golba Architecture
1940 Garnet Ave., Suite 100
San Diego, CA 92109
phone: (619) 231-9905
fax: (658) 750-3471
contact: Rebecca Marquez

Project Address:
3610 Bayside Walk
San Diego, CA 92109

Project Name:
Cadena Residence

Sheet Title:
SECTIONS

Revision 7:
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Sheet 9 OF 9

GOLBA ARCHITECTURE inc
Architecture ■ Space Planning ■ Interior Design
1940 Garnet Ave. #100 San Diego California 92109
Phone: (619) 231-9905 Fax: (858) 750-3471

CADENA RESIDENCE
3610 BAYSIDE WALK
SAN DIEGO, CA 92109



GOLBA ARCHITECTURE inc
A 30

DATE: 02-21-13

RECORDING REQUESTED BY
 CITY OF SAN DIEGO
 DEVELOPMENT SERVICES
 PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24003263

COASTAL DEVELOPMENT PERMIT NO. 1037918
CADENA RESIDENCE - PROJECT NO. 296187
 HEARING OFFICER

This Coastal Development Permit No. 1037918 is granted by the Hearing Officer of the City of San Diego to RAUL CADENA and KRISTEN L. CHURCHILL, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0708. The 0.06-acre site is located at 3610 Bayside Walk, east of Mission Boulevard and north of San Juan Place, in the R-S Zone within the Mission Beach Planned District, Mission Beach Precise Plan and Local Coastal Program Area, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone. The project site is legally described as: Lot C, Block 161 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for the demolition of an existing single-family dwelling unit and to construct a new single-family dwelling unit, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 24, 2013, on file in the Development Services Department.

The project shall include:

- a. Demolition of a single-family dwelling unit and construction of a three-story, 2,762 square-foot single-family dwelling unit with a 399 square-foot attached garage;
- b. Landscaping (planting, irrigation and landscape related improvements);
- c. Off-street parking;

- d. Construction of associated site improvements (i.e. hardscape, fences and site walls);
- e. A roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption; and
- f. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **May 8, 2016**.
2. This Coastal Development Permit shall become effective on the eleventh working day following receipt by the California Coastal Commission of the Notice of Final Action, or following all appeals.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

9. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

10. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

12. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction Best Management Practices (BMPs) necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the San Diego Municipal Code, into the construction plans or specifications.
13. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, consistent with the approved Water Quality Technical Report.
15. Prior to the foundation inspection, the Owner/Permittee shall submit an building pad certification signed by a Registered Civil Engineer or a Licensed Land Surveyor, certifying the pad elevation based on USGS datum is consistent with Exhibit "A," satisfactory to the City Engineer.

GEOLOGY REQUIREMENTS:

16. The Owner/Permittee shall submit a geotechnical investigation report or update letter that specifically addresses the proposed construction plans. The geotechnical investigation report or update letter shall be reviewed for adequacy by the Geology Section of the Development Services Department prior to issuance of any construction permits.

PLANNING/DESIGN REQUIREMENTS:

17. Owner/Permittee shall maintain a minimum of two (2) off-street parking spaces (the project provides 2-standard and 1-tandem) on the property at all times in the approximate locations shown on the approved Exhibit "A." Parking spaces shall comply at all times with the SDMC and shall not be converted for any other use unless otherwise authorized by the appropriate City decision maker in accordance with the SDMC.
18. Prior to the issuance of any construction permit, the Owner/Permittee shall record a 3-foot wide View Corridor Easement along the north property line and a 5-foot wide View Corridor Easement along the south property line, running the full length of the property from east to west as shown on Exhibit "A," in accordance with SDMC section 132.0403.
19. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

20. Prior to the issuance of building permits, construction documents shall fully illustrate the incorporation of a roof-mounted photovoltaic system consisting of solar panels sufficient to generate at least 50 percent of the project's projected energy consumption.

21. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on April 24, 2013, pursuant to Resolution No. CM-XXXX.

Permit Type/PTS Approval No.: CDP No. 1037918
Date of Approval: April 24, 2013

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES
DEPARTMENT

Jeffrey A. Peterson
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

RAUL CADENA
Owner/Permittee

By _____
Raul Cadena

KRISTEN L. CHURCHILL
Owner/Permittee

By _____
Kristen L. Churchill

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

HEARING OFFICER
 RESOLUTION NO. CM-XXXX
 COASTAL DEVELOPMENT PERMIT NO. 1037918
CADENA RESIDENCE - PROJECT NO. 296187

WHEREAS, RAUL CADENA and KRISTEN L. CHURCHILL, Owner and Permittee, filed an application with the City of San Diego for a permit to demolish an existing single-family dwelling unit and to construct a three-story, 2,762-square foot single-family dwelling unit with an attached garage (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 1037918), on portions of a 0.06-acre site;

WHEREAS, the project site is located at 3610 Bayside Walk, east of Mission Boulevard and north of San Juan Place, in the R-S Zone within the Mission Beach Planned District, Mission Beach Precise Plan and Local Coastal Program Area, Coastal Overlay Zone (Appealable Area), Coastal Height Limitation Overlay Zone, Parking Impact Overlay Zone (Beach Impact Area), Residential Tandem Parking Overlay Zone, and the Transit Area Overlay Zone;

WHEREAS, the project site is legally described as Lot C, Block 161 of Mission Beach, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1651, filed in the Office of the County Recorder of San Diego County, December 14, 1914;

WHEREAS, on April 24, 2013, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1037918 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on March 8, 2013, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures), and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated April 24, 2013.

FINDINGS:

I. Coastal Development Permit - Section 126.0708(a)

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan;**

The 0.06-acre site is located at 3610 Bayside Walk, east of Mission Boulevard and north of San Juan Place. The property is an interior lot, and is located approximately 238-feet from the Pacific Ocean and 98-feet from the shoreline of Mission Bay shoreline. The property is located between the bay and Bayside Lane, which is identified as the first public roadway paralleling the bay. Bayside Walk at this location is not designated as a physical accessway. Although no specific views are identified through the project site in the Mission Beach Precise Plan (MBPP), the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. In addition, Land Development Code (LDC) Section 132.0403(b) requires the preservation of a visual corridor of not less than the side yard setbacks or more than 10-feet in width, and running the full depth of the premises whenever there is a potential view to the water.

Views to Mission Bay looking east from Bayside Lane and through the property are currently obstructed by existing landscape, fences and structures, and will be removed with the demolition of the existing single-family dwelling unit. To preserve the views, a 3-foot wide coastal view corridor easement along the north property line and a 5-foot wide coastal view corridor easement along the south property line, running the full length of the property from east to west, has been shown on the plans and made a condition of the permit. The coastal view corridor easements would be required to be recorded prior to the issuance of any construction permit.

With the coastal view corridor easements, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development has been designed to protect and enhance the public views, and would not affect any existing or proposed physical accessway and/or public views to the Pacific Ocean and Mission Bay or other scenic coastal areas as specified in the Local Coastal Program.

2. The proposed coastal development will not adversely affect environmentally sensitive lands;

The project proposes the demolition of a single-family dwelling unit and to construct a three-story, 2,762 square-foot single-family dwelling unit with an attached garage on a 0.06-acre site. The property is an interior lot, and is located approximately 238-feet from the Pacific Ocean and 98-feet from the shoreline of Mission Bay shoreline. The property is located between the bay and Bayside Lane, which is identified as the first public roadway paralleling the bay. The site is approximately 5-feet above Mean Sea Level (MSL) and is located above the 100-year floodplain. The site is not within or adjacent to the Multiple Species Conservation Program (MSCP) Multiple Habitat Planning Area (MHPA) and does not contain any other type of Environmental Sensitive Lands (ESL) as defined in LDC 113.0103.

The City of San Diego conducted an environmental review of this site in accordance with State of California Environmental Quality Act (CEQA) guidelines. The project was determined to be categorically exempt from CEQA pursuant to Section 15302 (Replacement or Reconstruction) and Section 15303 (New Construction or Conversion of Small Structures). Therefore, it has been determined that the subdivision does not contain environmentally sensitive lands and would not adversely affect these resources.

3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program; and

The 0.06-acre site is located at 3610 Bayside Walk, east of Mission Boulevard and north of San Juan Place. The property is an interior lot, and is located approximately 238-feet from the Pacific Ocean and 98-feet from the shoreline of Mission Bay shoreline. The property is located between the bay and Bayside Lane, which is identified as the first public roadway paralleling the bay. Bayside Walk at this location is not designated as a physical accessway. Although no specific views are identified through the project site in the MBPP, the plan states that views to, and along the shoreline from public areas shall be protected from blockage by development and or vegetation. In addition, LDC Section 132.0403(b) requires the preservation of a visual corridor of not less than the side yard setbacks or more than 10-feet in width, and running the full depth of the premises whenever there is a potential view to the water.

Views to Mission Bay looking east from Bayside Lane and through the property are currently obstructed by existing landscape, fences and structures, and will be removed with the demolition of the existing single-family dwelling unit. To preserve the views, a 3-foot wide coastal view corridor easement along the north property line and a 5-foot wide coastal view corridor easement along the south property line, running the full length of the property from east to west, has been shown on the plans and made a condition of the permit. The coastal view corridor easements would be required to be recorded prior to the issuance of any construction permit.

With the coastal view corridor easements, the project meets all applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site. Therefore, the development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.

4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

The 0.06-acre site is located at 3610 Bayside Walk, east of Mission Boulevard and north of San Juan Place. The property is an interior lot, and is located approximately 238-feet from the Pacific Ocean and 98-feet from the shoreline of Mission Bay shoreline. The property is located between the bay and Bayside Lane, which is identified as the first public roadway paralleling the bay. Bayside Walk at this location is not designated as a physical accessway and the proposed development would be on private property.

The project meets all applicable regulations and policy documents, and is consistent with the recommended land use designation, design guidelines, and development standards in effect for this site and public access to the water, public recreation facilities, or public parking facilities would not be adversely affected by the approval of this development. Therefore, the proposed

development has demonstrated conformance with the public access and recreation policies of the California Coastal Act as required by this finding.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Coastal Development Permit No. 1037918 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 1037918 a copy of which is attached hereto and made a part hereof.

Jeffrey A. Peterson
Development Project Manager
Development Services Department

Adopted on: April 24, 2013

Internal Order No. 24003263



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

THE CITY OF SAN DIEGO

Community Planning Committee Distribution Form Part 1

Project Name: Cadena Residence CDP		Project Number: 296187		Distribution Date: 10/09/2012	
Project Scope/Location: MISSION BEACH IO#24003263 ** SUSTAINABLE BUILDING EXPEDITE PROGRAM ** (PROCESS 3) CDP to demo SFR and construct a 2762 sq ft SFR with an attached 399 sq ft garage on a 0.06 acre site at 3610 Bayside Wk in the R-S Zone in the MBPD, Mission Beach Community Plan, Coastal Overlay (Appealable), Coastal Ht Limit, Residential Tandem Parking, Parking Impact, Transit Area, & Council District 2. Notice Cards=2					
Applicant Name: Rebecca Marquez			Applicant Phone Number: (619) 231-9905		
Project Manager: Jeff Peterson		Phone Number: (619) 446-5237	Fax Number: (619) 446-5245	E-mail Address: JAPeterson@sandiego.gov	
Project Issues (To be completed by Community Planning Committee for initial review): THIS PROJECT WAS REVIEWED AND DISCUSSED AT OUR BOARD'S NOVEMBER 20, 2012 MEETING. THE ARCHITECT WAS PRESENT. THE PROJECT WAS <u>BENEFIT</u> FOR THE FOLLOWING REASONS: (1) THE OPEN TANDM PARKING SPACE MUST BE 36 FEET LONG AND 8 1/2 FEET WIDE (SHEET A.0) (2) THE EAVE ON THE THIRD FLOOR ROOF CAN NOT ENCRANCH MORE THAN 6 INCHES INTO THE EXTERIOR SIDEYARD SETBACKS ON THE NORTH AND SOUTH ELEVATIONS (SHEETS A 2.0 + 2.1) THIS ALSO APPLIES TO THE REAR FLOOR GARAGE EAVE ON THE NORTH EXTERIOR SIDE YARD (SHEET A 2.0) (SHEET A.1) (3) THE RAELINGS HAVE A CURVED PORTION THAT ENCRANCH INTO THE FRONT YARD SECOND STORY SETBACK ON THE EAST AND INTO THE SIDEYARD SETBACKS ON THE NORTH THIRD FLOOR AND ON THE SECOND AND THIRD FLOORS ON THE SOUTH. (SHEETS A 2.0 + 2.1). (4) NO LANDSCAPE PLANS WERE SUBMITTED. WE DISCUSSED 50% SOFTSCAPE 50% HARDSCAPE. TREES WITHIN 4-5 FEET FROM BLDG. NOTHING OVER 36" MAXIMUM.					
Attach Additional Pages If Necessary.			Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101		
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.					



City of San Diego
 Development Services
 1222 First Ave., MS-302
 San Diego, CA 92101

Community Planning Committee Distribution Form Part 2

Project Name: Cadena Residence CDP		Project Number: 296187	Distribution Date: 10/09/2012
Project Scope/Location: MISSION BEACH IO#24003263 ** SUSTAINABLE BUILDING EXPEDITE PROGRAM ** (PROCESS 3) CDP to demo SFR and construct a 2762 sq ft SFR with an attached 399 sq ft garage on a 0.06 acre site at 3610 Bayside Wk in the R-S Zone in the MBPD, Mission Beach Community Plan, Coastal Overlay (Appealable), Coastal Ht Limit, Residential Tandem Parking, Parking Impact, Transit Area, & Council District 2. Notice Cards=2			
Applicant Name: Rebecca Marquez		Applicant Phone Number: (619) 231-9905	
Project Manager: Jeff Peterson	Phone Number: (619) 448-5237	Fax Number: (619) 446-5245	E-mail Address: JAPeterson@sandiego.gov
Committee Recommendations (To be completed for Initial Review):			
<input type="checkbox"/> Vote to Approve	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input checked="" type="checkbox"/> Vote to Deny	Members Yes 8	Members No 0	Members Abstain 0
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS:			
NAME: DENNIS LYNCH 858 488-1638		TITLE: PLAN REVIEWER	
SIGNATURE: <i>Dennis Lynch</i>		DATE: DECEMBER 13, 2012	
<i>Attach Additional Pages If Necessary.</i>		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services . Upon request, this information is available in alternative formats for persons with disabilities.			

Peterson, Jeff

From: Dkwatkns@aol.com
Sent: Monday, March 25, 2013 2:58 PM
To: Peterson, Jeff
Cc: chadb@golba.com; rmarquez@golba.com; dcl7777@aol.com
Subject: MBPPB Second Review Project No. 296187

Re: 3610 Bayside Walk (Cadena Residence) Project No. 296187 – Results of Mission Beach Precise Planning Board Meeting on March 19, 2013

Hi Jeffrey:

Architect Chad Beaver of Golba Architecture represented owner.

Architect Beaver presented revised plans for the above-referenced project.

The Board voted (11-0-0) to APPROVE the project at 3610 Bayside because the plans now meet the requirements set forth in the Mission Beach Planned District Ordinance (PDO) and all concerns have been resolved.

Let me know whether you need anything else.

Thank you.

Debbie Watkins, Chair
Mission Beach Precise Planning Board
(868) 344-1684

NOTICE OF EXEMPTION

(Check one or both)

TO: RECORDER/COUNTY CLERK
 P.O. BOX 1750, MS A-33
 1600 PACIFIC HWY, ROOM 260
 SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
 DEVELOPMENT SERVICES DEPARTMENT
 1222 FIRST AVENUE, MS 501
 SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
 1400 TENTH STREET, ROOM 121
 SACRAMENTO, CA 95814

PROJECT TITLE/ NO.: **CADENA RESIDENCE CDP / 296187**

PROJECT LOCATION-SPECIFIC: 3610 Bayside Walk, San Diego, CA 92109

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: Applicant is requesting a COASTAL DEVELOPMENT PERMIT to demolish an existing, two-story, single dwelling unit and garage, and the subsequent construction of a three-story, 2,762-square-foot, single dwelling unit with attached 399-square-foot garage with proposes a roof-top photovoltaic system. Also proposed are a second level 340-square-foot deck area and a third level 160-square-foot deck area. The project would also construct various site improvements which includes associated hardscape and landscaping. The 2,782-square-foot project site is located at 3610 Bayside Walk. Project site is designated for Residential Development (with a maximum density of 36 du/acre), MBPD-R-S zone of the Mission Beach Planned District, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program area. (LEGAL DESCRIPTION: Block 161, Lot C, Map 1809).

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Rebecca Marquez, Golba Architecture Inc., 1940 Garnet Avenue, Suite 100, San Diego, CA 92109, (619) 231-9905.

EXEMPT STATUS: (CHECK ONE)

- MINISTERIAL (SEC. 21080(b)(1); 15268)
- DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a))
- EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
- CATEGORICAL EXEMPTION: 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures)
- STATUTORY EXEMPTIONS:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is proposing the demolition of an existing single-dwelling unit and subsequent construction of a replacement single-dwelling unit. The project is consistent with the General Plan, Community Plan, and zoning requirements. The project meets the criteria set forth in CEQA Section 15302 which allows for the replacement or reconstruction of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure being replaced. The project also meets

the criteria set forth in CEQA Section 15303 that allows for new construction, one single-family residence in a residential zone. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

LEAD AGENCY CONTACT PERSON: E. Shearer-Nguyen

TELEPHONE: (619) 446-5369

IF FILED BY APPLICANT:

1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
 YES NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA.



SENIOR PLANNER

SIGNATURE/TITLE

March 8, 2013

DATE OF PROJECT APPROVAL

CHECK ONE:

SIGNED BY LEAD AGENCY

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

SIGNED BY APPLICANT



THE CITY OF SAN DIEGO

Date of Notice: March 8, 2013

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

Internal Order No. 24002656

PROJECT NAME/NUMBER: CADENA RESIDENCE CDP / 296187

COMMUNITY PLAN AREA: Mission Beach

COUNCIL DISTRICT: 2

LOCATION: 3610 Bayside Walk, San Diego, CA 92109

PROJECT DESCRIPTION: Applicant is requesting a COASTAL DEVELOPMENT PERMIT to demolish an existing, two-story, single dwelling unit and garage, and the subsequent construction of a three-story, 2,762-square-foot, single dwelling unit with attached 399-square-foot garage with proposes a roof-top photovoltaic system. Also proposed are a second level 340-square-foot deck area and a third level 160-square-foot deck area. The project would also construct various site improvements which includes associated hardscape and landscaping. The 2,782-square-foot project site is located at 3610 Bayside Walk. Project site is designated for Residential Development (with a maximum density of 36 du/acre), MBPD-R-S zone of the Mission Beach Planned District, the Coastal Height Limitation Overlay Zone, the Coastal Overlay Zone (Appealable Area), the First Public Roadway, the Parking Impact Overlay Zone (Beach Impact Area), the Residential Tandem Parking Overlay Zone, the Transit Area Overlay Zone, and the Mission Beach Precise Plan and Local Coastal Program area. (LEGAL DESCRIPTION: Block 161, Lot C, Map 1809).

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Sections 15302 (Replacement or Reconstruction) and 15303 (New Construction or Conversion of Small Structures).

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined that the project would not have the potential for causing a significant effect on the environment in that the project is proposing the

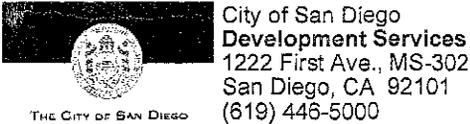
demolition of an existing single-dwelling unit and subsequent construction of a replacement single-dwelling unit. The project is consistent with the General Plan, Community Plan, and zoning requirements. The project meets the criteria set forth in CEQA Section 15302 which allows for the replacement or reconstruction of existing structures where the new structure will be located on the same site and have substantially the same purpose and capacity as the structure being replaced. The project also meets the criteria set forth in CEQA Section 15303 that allows for new construction, one single-family residence in a residential zone. Furthermore, the exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Jeffery A. Peterson
MAILING ADDRESS: 1222 First Avenue, MS501, San Diego CA 92101
PHONE NUMBER: (619) 446-5237

On March 8, 2013 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 15 business days from the date of the posting of this Notice. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



Ownership Disclosure Statement

Approval Type: Check appropriate box for type of approval (s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit
 Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: CADENA RESIDENCE Project No. For City Use Only: 296187

Project Address: 3610 BAYSIDE WALK, SAN DIEGO, CA 92109

Part I - To be completed when property is held by individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached Yes No

Name of Individual (type or print): Kaul Cadena
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 3610 BAYSIDE WALK
 City/State/Zip: SAN DIEGO, CA 92109
 Phone No: 619-252-8866 Fax No: _____
 Signature: [Signature] Date: 9-11-12

Name of Individual (type or print): Kristen Churchill
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: 3610 BAYSIDE WALK
 City/State/Zip: SAN DIEGO, CA 92109
 Phone No: 619-252-8866 Fax No: _____
 Signature: [Signature] Date: 9-11-12

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

Name of Individual (type or print): _____
 Owner Tenant/Lessee Redevelopment Agency
 Street Address: _____
 City/State/Zip: _____
 Phone No: _____ Fax No: _____
 Signature: _____ Date: _____

DEVELOPMENT SERVICES DEPARTMENT
PROJECT CHRONOLOGY
CADENA RESIDENCE - PROJECT NO. 296187

Date	Action	Description	City Review Time (Working Days)	Applicant Response
10/9/2012	First Submittal	Project Deemed Complete	-	-
11/1/2012	First Assessment Letter		17 days	
1/17/2013	Second Submittal			47 days
1/31/2013	Second Assessment Letter		9 days	
2/21/2013	Third Submittal			19 days
3/6/2013	Third Review Completed	All issues resolved.	9 days	
3/8/2013	NORA Posted	Appeal period ends on 3/29/2013	2 days	
4/24/2013	Public Hearing	First available date.	32 days	
TOTAL STAFF TIME		(Does not include City Holidays or City Furlough)	69 days	
TOTAL APPLICANT TIME		(Does not include City Holidays or City Furlough)		66 days
TOTAL PROJECT RUNNING TIME		From Deemed Complete to Hearing	135 working days (197 calendar days)	